

Staff Report



Zoning Case SUP10-1 (CH Enterprise Drill Site)

City Council Meeting Date: 6-8-10

Document Being Considered: Ordinance

RECOMMENDATION

Approve an ordinance changing the zoning classification on certain property known as 2001 and 2009 West Division Street by the approval of Specific Use Permit SUP10-1 for gas drilling.

PRIOR BOARD OR COUNCIL ACTION

On April 21, 2010, the Planning and Zoning Commission recommended approval by a vote of 6-1-1.

On May 18, 2010, City Council approved first reading by a vote of 7-0-2.

REQUEST

The applicant requests a Specific Use Permit (SUP) for Gas Drilling on a 4.166-acre tract of land zoned "LI" (Light Industrial); generally located north of West Division Street and west of Oakwood Lane with the approximate addresses of 2001 and 2009 West Division Street.

ANALYSIS

The subject site is currently undeveloped and is located at the northwest corner of West Division Street, a major arterial, and Oakwood Lane, a major collector. Properties zoned for industrial development border the site on the east and across West Division to the south. A strip of undeveloped land exists immediately to the north of the subject site and a mobile home development exists on Oakwood Lane adjacent to the undeveloped property. While the property is currently vacant, the proposed gas well could limit future commercial development. The location of the gas well should be carefully evaluated to reduce the effects on adjacent and future development.

Based on the preliminary layout shown on the 600-foot buffer exhibit, drilling activities appear to be located within 600 feet from protected uses, which would require the applicant to request a setback reduction from the City Council at permitting stage. Identified protected uses in the immediate area include mobile homes to the north and a church located northeast of the proposed pad site. In addition, this site is approximately 5,300 feet from SUP09-15, the Royal Arch Drill Site, and approximately 2,800 feet from the proposed SUP10-7, the Lynn Smith Drill Site, which is currently being reviewed by staff.

The applicant is proposing a temporary frac pond to serve as the site's water source for drilling and fracing operations. The applicant will purchase the water from the City of Arlington and temporary lines will be used to convey water from an existing fire hydrant located on Oakwood Lane, and a proposed hydrant on West Division Street, to the frac pond. The pond is located to the east of the pad site and will be screened on the south and east sides by the trees that will be planted prior to drilling activities. Pipeline infrastructure to service this site is not known at this time and will be provided at a later date. The applicant plans to drill a total of six wells on the proposed site; however, due to the fluctuating demand of natural gas and market prices, the applicant does not have an estimated timeframe of when drilling activity will be complete.

After completion of all wells, a solid masonry wall with a minimum height of eight feet will enclose all completed wells and tanks located within the pad site. The applicant is providing

a phased landscape plan, which consists of a drilling phase and well completion phase. Trees located outside of the masonry wall along West Division Street and Oakwood Lane will be planted prior to drilling activities and the remaining trees, to the north and west of the pad site, will be planted at the time of well completion. The property owner shall be responsible for the installation, preservation, and maintenance of all landscaping and physical features shown on this site plan. A detailed landscape plan and plant schedule must be provided upon drilling permit submittal.

The West Sector Plan designates this area as "Business Corridor" which is a section of highway or major arterial frontage that is developed independently with heavier commercial, warehousing, and industrial uses. Compatible zoning designations are "B" (Business) and "LI" (Light Industrial).

The 1992 Comprehensive Plan contains a number of strategies for industrial uses/developments including:

- Provide industrial developments with direct access to commercial transportation facilities such as railroads, major trucking routes and airports.
- Locate new industrial areas near a major arterial intersection with direct access to a major arterial or freeway.

Although the site meets the strategies for industrial uses, neither the 1992 Comprehensive Plan nor the Southeast Sector Plan address gas drilling or associated activities as a use. City Council; however, adopted Ordinance number 07-071 in 2007, which allows gas drilling with a specific use permit in all zoning districts.

The proposed use for gas drilling will require a Gas Well Permit and must also comply with the standards outlined in the "Gas Drilling and Production" Chapter of the Code. The applicant proposed to comply with the Gas Drilling and Production Ordinance.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

Ordinance with Exhibits A and B
SUP10-1 Site Plan (4 Pages)
Case Information with P&Z Summary

Under separate cover:

None

Available in the City Secretary's office:

None

STAFF CONTACTS

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Ordinance No. _____

An ordinance changing the zoning classification on certain properties known as 2001 and 2009 West Division Street by the approval of specific use permit SUP10-1 for gas drilling; amending the Zoning District Map accordingly; providing for a fine of up to \$2,000.00 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, publication, and an effective date.

WHEREAS, after notice and public hearing the Planning and Zoning Commission heard case SUP10-1 and recommended approval of the specific use permit on April 21, 2010; and

WHEREAS, after notice and public hearing, and upon consideration of the recommendation of the Commission and of all testimony and information submitted during the public hearing, the City Council has determined that the use will: complement or be compatible with the surrounding uses and community facilities; contribute to, enhance or promote the welfare of the area of the SUP and adjacent properties; not be detrimental to the public health, safety or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council has determined that it is in the best interest of the public and in support of the health, safety, morals, and general welfare of the citizens that the zoning amendment be approved. Now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

A Specific Use Permit for gas drilling is hereby granted for the property known as 2001 and 2009 West Division Street, described in Exhibit A, and the Zoning District Map shall be amended to reflect the zoning change made by this ordinance. Development and use of the property shall be in compliance with this ordinance, the conditions stated in Exhibit B, and the attached site plan. In the event of a conflict between the provisions in Exhibit B and the provisions in any other exhibit, the provisions in Exhibit B control.

2.

If either no gas well permit is issued or drilling activity has not commenced on the property described in Exhibit A within one year after the date of City Council approval, the Specific Use Permit shall expire, unless the director of Community Development and Planning grants an extension as provided in Section 5-500(F) of the Zoning Chapter of the Arlington City Code.

3.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand Dollars and No Cents (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

4.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington; and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

5.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

6.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

7.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

8.

The caption and penalty of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, Texas, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

9.

This ordinance shall become effective upon second publication.

PRESENTED AND GIVEN FIRST READING on the ____ day of _____, 2010, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the ____ day of _____, 2010, by a vote of ____ ayes and ____ nays at a regular meeting of the City Council of the City of Arlington, Texas.

ROBERT N. CLUCK, Mayor

ATTEST:

KAREN BARLAR, City Secretary

APPROVED AS TO FORM:
JAY DOEGEY, City Attorney

BY _____

SUP10-1

EXHIBIT "A"

BEING a 4.166-acre tract of land located in the H.D. Thompson Survey, Abstract No. 1507, in the City of Arlington, Tarrant County, Texas, being a portion of Lots 36 & 37, H.D. Thompson Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 6239, Plat Records, Tarrant County, Texas, and being a portion of that certain tract of land (Lot 36) as described in the Special Warranty Deed to Chesapeake Land Company, L.L.C., filed for record in County Clerk's Instrument No. D207454291, Deed Records, Tarrant County, Texas, and being a portion of a called 1.707-acre tract of land (Lot 37) as described in the Special Warranty Deed to Fort Worth Land, L.L.C., a Texas limited liability company, filed for record in County Clerk's Instrument No. D208021742, of said Deed Records, now known as Chesapeake Land Development, L.L.C. by Affidavit Regarding Certificate of Merger and Amended Articles of Organization, filed for record in County Clerk's Instrument No. D209046006, of said Deed Records, said 4.166-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at ½-inch iron rod found for the southwest corner of Lot 36, of said H.D. Thompson Addition, being on the north right-of-way line of West Division Street, an 80.00-foot right-of-way;

THENCE North 00°00'12" East, departing said north right-of-way line, and along the west line of said Lot 36, a distance of 435.94 feet, to a point for corner;

THENCE North 89°27'17" East, departing said west line, and over and across said Lot 36, a distance of 418.98 feet, to a point for corner on the east line of Lot 36, same being the west right-of-way line of Oakwood Lane, a variable width right of way, from which a two-inch aluminum disc found stamped "KSC 4019" for the northeast corner of said Lot 36, bears North 00°19'53" West, a distance of 107.49 feet;

THENCE Southerly, along the west right-of-way line of said Oakwood Lane, the following calls:

South 00°19'53" East, a distance of 80.13 feet, to a point for corner;

South 01°38'05" West, a distance of 150.02 feet, to a point for corner;

South 00°10'10" East, a distance of 190.32 feet, to a point for corner at the northeast end of a corner clip;

THENCE South 44°32'19" West, along said corner clip, a distance of 21.31 feet, to a point for corner on the north right-of-way line of said West Division Street;

THENCE South 89°22'45" West, a distance of 400.81 feet, to the POINT OF BEGINNING and containing 4.166 acres of land, more or less;

AND being generally located north of West Division Street and west of Oakwood Lane with the approximate addresses being 2001 and 2009 West Division Street.

SUP10-1

EXHIBIT “B”

1. Operation of a gas drilling use must comply with all requirements in the Gas Drilling and Production Chapter of the Arlington City Code.
2. At the permit stage, a Road Damage Assessment Study is required to mitigate any impacts to the street system during drilling.
3. At the permit stage, all required tree mitigation will be met.
4. Applicant shall do the following activities at the site prior to the issuance of a gas well permit, plant trees outside the masonry wall along West Division Street and Oakwood Lane.
5. After completion of all wells, additional trees shall be planted within a 20-foot transitional buffer on the north and west sides of the pad site.
6. After completion of all wells, a solid masonry wall with a minimum height of eight feet must enclose all completed wells and tanks located within the operation site. A minimum of one gate, twelve feet wide, must be installed. A detailed landscape plan and plant schedule must be provided upon drilling permit submittal.
7. The property owner shall be responsible for the installation, preservation, and maintenance of all landscaping and physical features shown on this site plan.
8. Use and development of the property must be in compliance with the attached site plan.
9. In the event of a conflict between the provisions in this Exhibit B and any other exhibits to this ordinance, the provisions of Exhibit B control.

CH ENTERPRISE DRILL SITE

CURRENT ZONING

"LI" LIGHT INDUSTRIAL

PROPOSED ZONING

"LI" LIGHT INDUSTRIAL WITH SPECIFIC USE
PERMIT FOR GAS DRILLING

OWNER

CHESAPEAKE LAND DEV. CO., LLC
6100 N. WESTERN AVE.
OKLAHOMA CITY, OK 73118

DEVELOPER

CHESAPEAKE ENERGY CORPORATION
100 ENERGY WAY
FORT WORTH, TEXAS 76102
CONTACT: DUSTY ANDERSON
TEL: 817-502-5645
FAX: 817-810-0170

ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT

MYCOSKIE+MCINNIS ASSOCIATES
200 E. ABRAM STREET
ARLINGTON, TEXAS 76010
CONTACT: JACOB SUMPTER
TEL: 817-469-1671
FAX: 817-274-8757

LEGAL DESCRIPTION

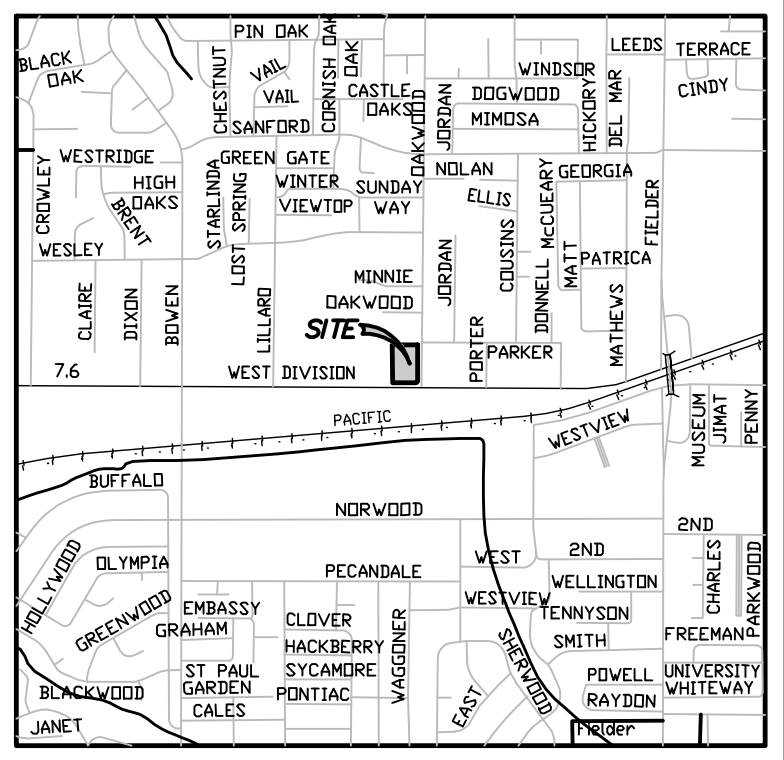
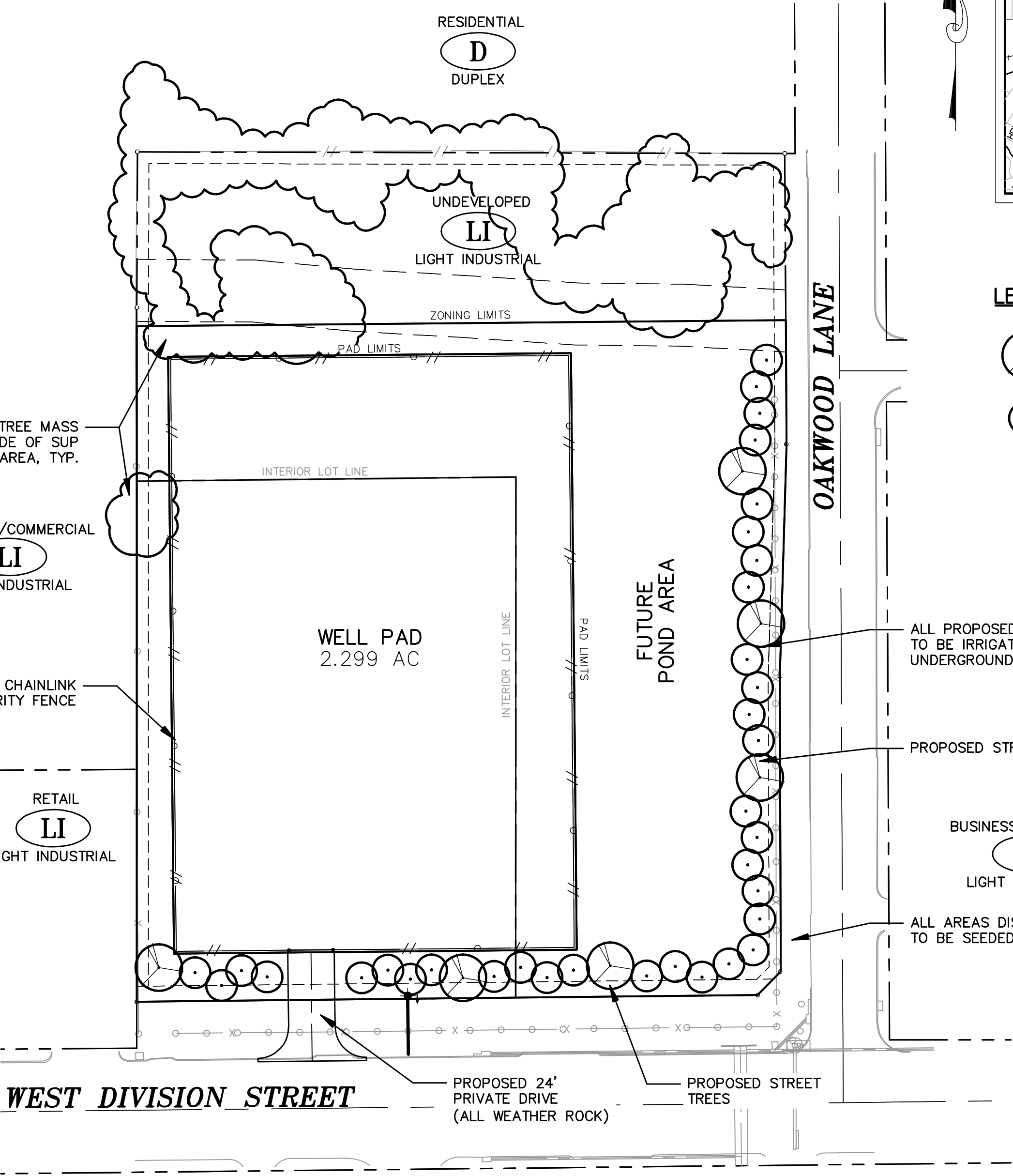
BEING A 4.166 ACRE PORTION OF LOTS
36 & 37, H.D. THOMPSON ADDITION, AN
ADDITION TO THE CITY OF ARLINGTON,
TARRANT COUNTY, TEXAS, ACCORDING TO
THE PLAT RECORDED IN CABINET A,
SLIDE 6239, PLAT RECORDS, TARRANT
COUNTY, TEXAS,

LAND USE

- | | | |
|----|-----------------|----------|
| 1. | GROSS AREA | 4.166 AC |
| 2. | WELL PAD SITE | 2.299 AC |
| 3. | POND/OPEN SPACE | 1.867 AC |

GENERAL NOTES

1. AFTER COMPLETION OF ALL WELLS, A SOLID MASONRY WALL WITH A MINIMUM HEIGHT OF EIGHT FEET MUST ENCLOSE THE OPERATION SITE. A MINIMUM OF ONE 12' WIDE GATE MUST BE INSTALLED. A DETAILED LANDSCAPE PLAN AND PLANT SCHEDULE MUST BE PROVIDED UPON DRILLING PERMIT.
2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PRESERVATION AND MAINTENANCE OF ALL EXISTING VEGETATION AND PHYSICAL FEATURES SHOWN ON THIS SITE PLAN.
3. ALL TREE MITIGATION REQUIREMENTS WILL BE PROVIDED DURING THE GAS WELL PERMITTING PROCESS.



VICINITY MAP
NTS

LEGEND:

- PROPOSED CANOPY TREE
LIVE OAK
- PROPOSED EVERGREEN TREE
EASTERN RED CEDAR

CH ENTERPRISE
SPECIFIC USE PERMIT
2001 WEST DIVISION STREET
ARLINGTON, TX

PROJECT TITLE:
CH ENTERPRISE
SPECIFIC USE PERMIT

m|ma
mycoskie+mcinnis+associates
civil engineering surveying landscape architecture planning
200 east abram
arlington, texas 76010
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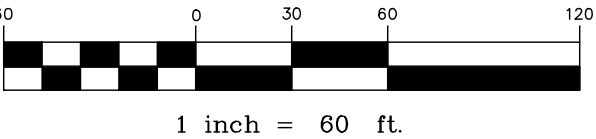


PROJECT NUMBER: 2488-0-1
PROJECT MANAGER: J.SUMPTER
DRAWN BY: J.SUMPTER
CHECKED BY: C.MYCOSKIE
ISSUE DATE: 1/07/10

SHEET CONTENT:
SUP PLAN
CASE # SUP10-1
DRILLING PHASE

SHEET NO:
1 OF 4

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REV.	DATE	DESCRIP.	BY

THIS DOCUMENT IS RELEASED FOR SPECIFIC USE
PERMIT APPROVAL BY THE CITY OF ARLINGTON
AND IS NOT INTENDED FOR PERMITTING,
BIDDING, OR CONSTRUCTION PURPOSES.

CH ENTERPRISE DRILL SITE

CURRENT ZONING

"LI" LIGHT INDUSTRIAL

PROPOSED ZONING

"LI" LIGHT INDUSTRIAL WITH SPECIFIC USE PERMIT FOR GAS DRILLING

OWNER

CHESAPEAKE LAND DEV. CO., LLC
6100 N. WESTERN AVE.
OKLAHOMA CITY, OK 73118

DEVELOPER

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LEGAL DESCRIPTION

BEING A 4.166 ACRE PORTION OF LOTS 36 & 37, H.D. THOMPSON ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 6239, PLAT RECORDS, TARRANT COUNTY, TEXAS,

LAND USE

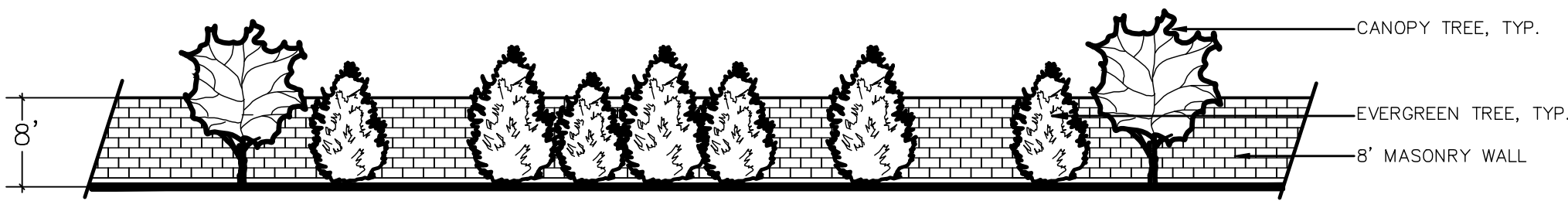
- | | | |
|----|-----------------|----------|
| 1. | GROSS AREA | 4.166 AC |
| 2. | WELL PAD SITE | 2.299 AC |
| 3. | POND/OPEN SPACE | 1.867 AC |

PROPOSED 20' LANDSCAPE BUFFER WITH TREES

PROPOSED 8' MASONRY SCREEN WALL

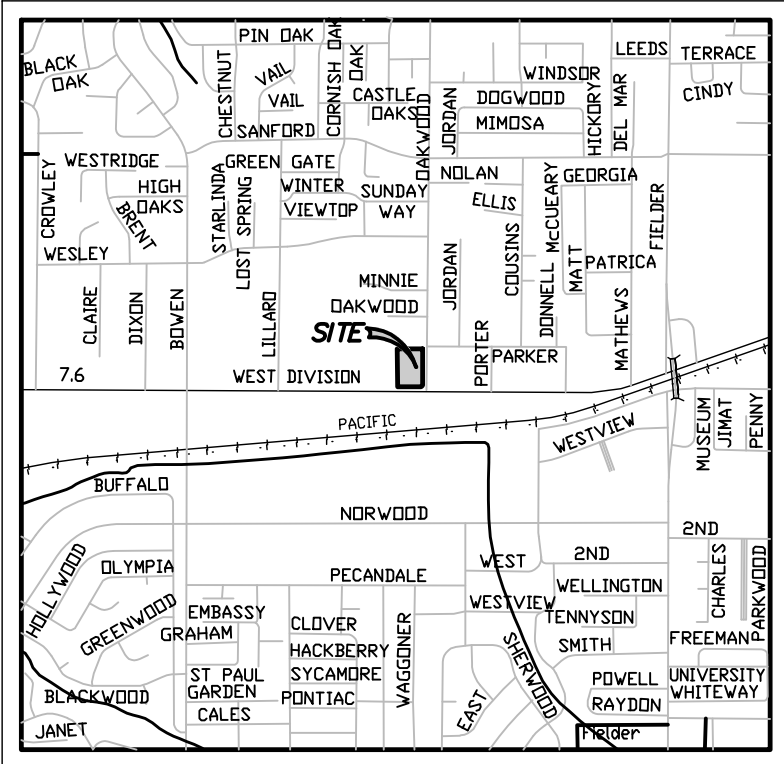
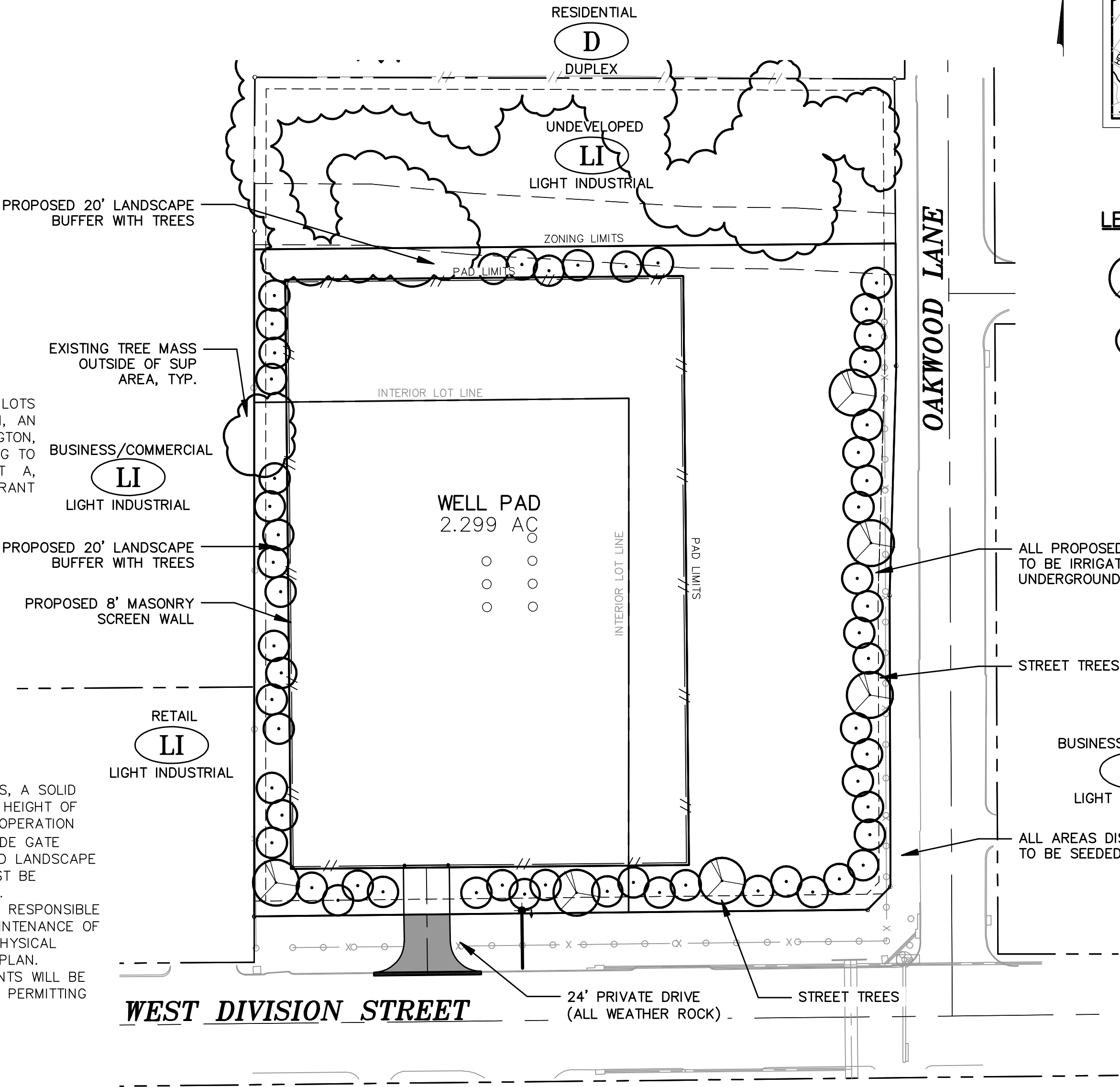
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- AFTER COMPLETION OF ALL WELLS, A SOLID MASONRY WALL WITH A MINIMUM HEIGHT OF EIGHT FEET MUST ENCLOSE THE OPERATION SITE. A MINIMUM OF ONE 12' WIDE GATE MUST BE INSTALLED. A DETAILED LANDSCAPE PLAN AND PLANT SCHEDULE MUST BE PROVIDED UPON DRILLING PERMIT.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PRESERVATION AND MAINTENANCE OF ALL EXISTING VEGETATION AND PHYSICAL FEATURES SHOWN ON THIS SITE PLAN.
- ALL TREE MITIGATION REQUIREMENTS WILL BE PROVIDED DURING THE GAS WELL PERMITTING PROCESS.



8' MASONRY WALL DETAIL

NOTES:
1. LANDSCAPING SHALL BE PROVIDED AS SHOWN ON THIS SPECIFIC USE PERMIT.



VICINITY MAP
NTS

LEGEND:

- PROPOSED CANOPY TREE
LIVE OAK
- PROPOSED EVERGREEN TREE
EASTERN RED CEDAR

CH ENTERPRISE
SPECIFIC USE PERMIT
2001 WEST DIVISION STREET
ARLINGTON, TX

PROJECT TITLE:
CH ENTERPRISE
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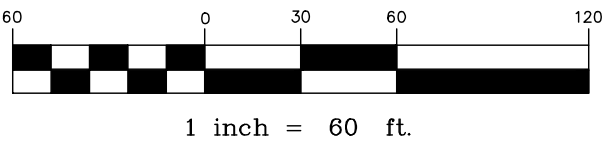


PROJECT NUMBER: 2488-0-1
PROJECT MANAGER: J.SUMPTER
DRAWN BY: J.SUMPTER
CHECKED BY: C.MYCOSKIE
ISSUE DATE: 1/07/10

SHEET CONTENT:
SUP PLAN
CASE # SUP10-1
COMPLETION PHASE

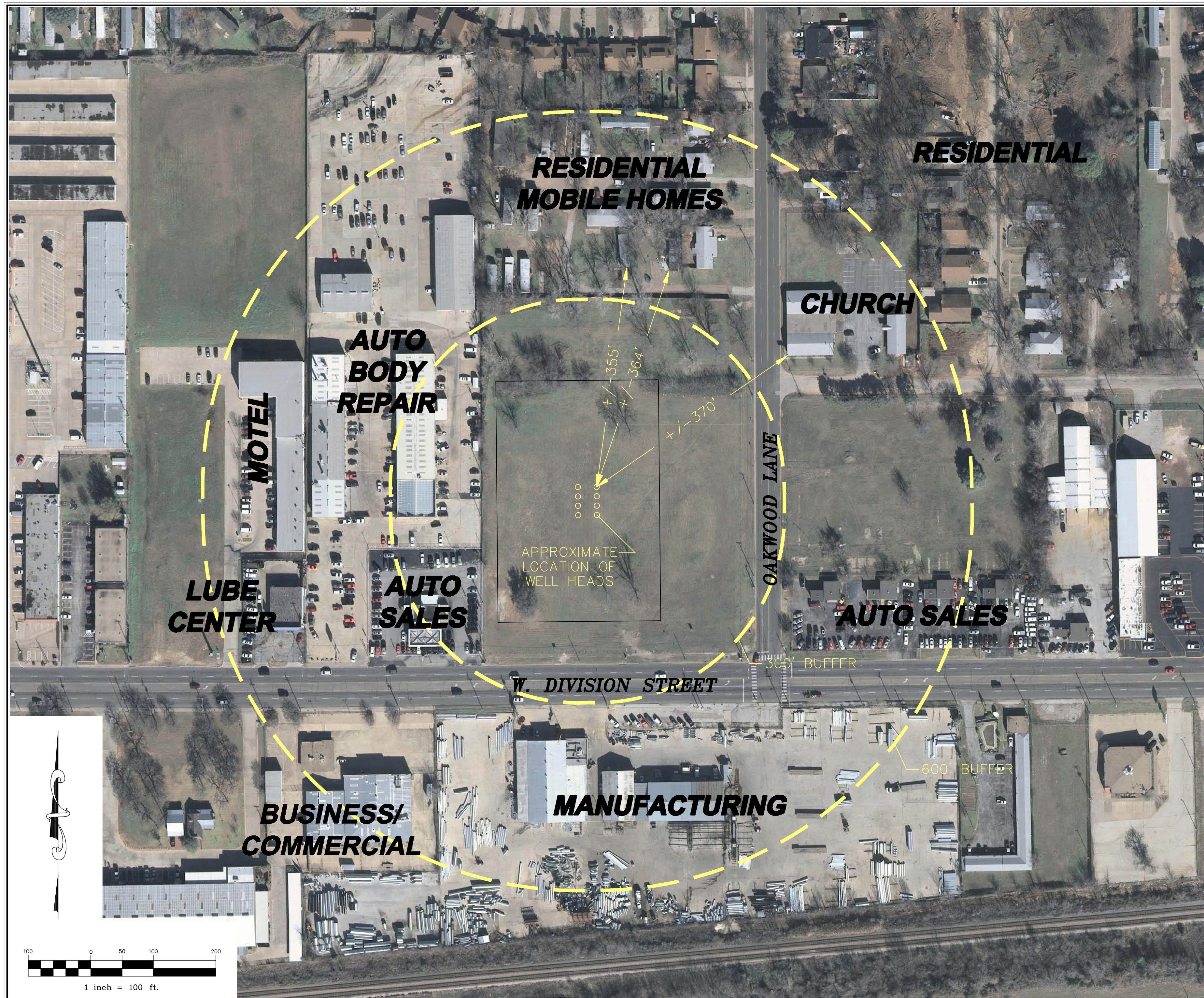
SHEET NO:
2 OF 4

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REV.	DATE	DESCRIP.	BY

THIS DOCUMENT IS RELEASED FOR SPECIFIC USE PERMIT APPROVAL BY THE CITY OF ARLINGTON AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.



**CH ENTERPRISE
SPECIFIC USE PERMIT**
2001 W. DIVISION STREET
ARLINGTON, TX

PROJECT TITLE:
**CH ENTERPRISE
SPECIFIC USE PERMIT**

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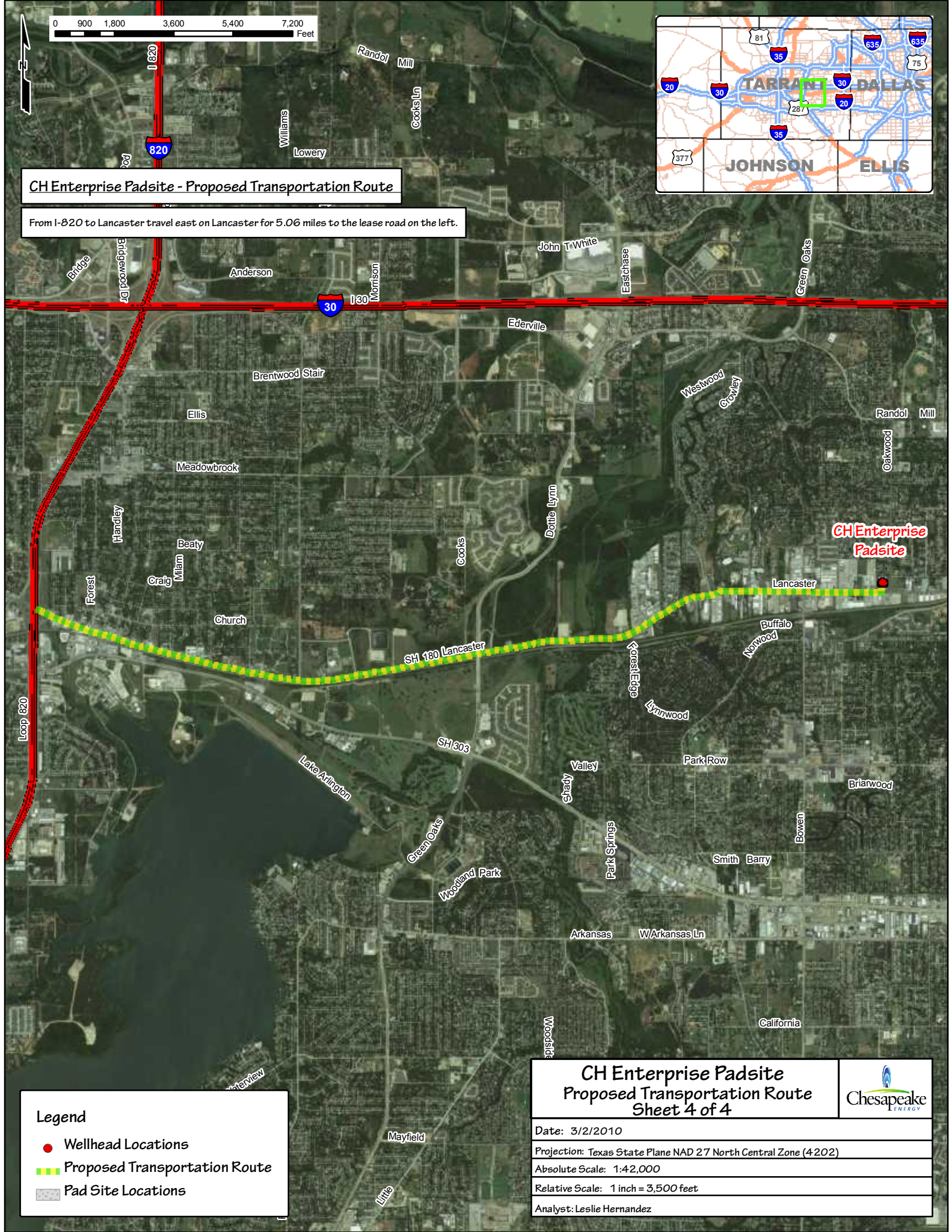


PROJECT NUMBER: 2488-0-1
PROJECT MANAGER: J.SUMPTER
DRAWN BY: J.SUMPTER
CHECKED BY: C.MYCOSKIE
ISSUE DATE: 1/07/10

SHEET CONTENT:
**600' BUFFER
EXHIBIT**

SHEET NO:
3 OF 4

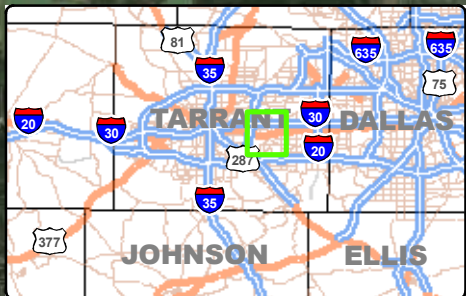
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0 900 1,800 3,600 5,400 7,200 Feet

CH Enterprise Padsite - Proposed Transportation Route

From I-820 to Lancaster travel east on Lancaster for 5.06 miles to the lease road on the left.



CH Enterprise Padsite

- Legend**
- Wellhead Locations
 - Proposed Transportation Route
 - Pad Site Locations

CH Enterprise Padsite Proposed Transportation Route Sheet 4 of 4		
Date: 3/2/2010		
Projection: Texas State Plane NAD 27 North Central Zone (4202)		
Absolute Scale: 1:42,000		
Relative Scale: 1 inch = 3,500 feet		
Analyst: Leslie Hernandez		

Case Information



Applicant: Dusty Anderson with Chesapeake Energy Corporation

Property Owner: Chesapeake Land Development Company, LLC

Acreage: 4.166

Property Location: 2001 and 2009 West Division Street generally located north of West Division Street and west of Oakwood Lane

Sector Plan: West

Council District: 4

Requested Zoning: Specific Use Permit (SUP) for gas drilling

Current Zoning: "LI" (Light Industrial)

Allowable Uses: All uses in "LI" zoning as itemized in Attachment B

Development History: The subject site is currently platted and is commonly known as 36R and a portion of Lot 37R of the H.D. Thompson Addition. On October 26, 2007, Joe Potthoff submitted a zoning application (PD07-16/SUP07-12) requesting approval of a development plan specifically limited to gas drilling. The applicant requested to postpone the public hearing indefinitely and after six months no action was taken on the request, therefore, the application was administratively withdrawn.

Previous zoning cases in the general vicinity within the past five years are included in the table below.

Case No	Location	Request	Disposition
Z06-17	Northeast	"D" to "R"	Approved
PD07-16/ SUP07-12	North	SUP for gas drilling	Administratively Withdrawn
SUP09-15	East	SUP for gas drilling	Approved
SUP10-7	Southwest	SUP for gas drilling	In staff review

Adjacent Zoning/ Land Use:

Direction	Current Zoning	Current Land Use
North	"LI"	Undeveloped Land

Case Information



East	"LI"	Undeveloped Land/ Auto Sales
West	"LI"	Auto Sales and Repair
South	"LI"	Manufacturing

Transportation:

The proposed development has access from West Division Street, via a private access easement.

Thoroughfare	Existing	Proposed
West Division Street	Five lane undivided with a 110-foot Right-of-Way	Seven lane undivided Major Arterial with a 120-foot Right-of-Way
Oakwood Lane	Two lane undivided with a 70-foot Right-of-Way	Four lane undivided Major Collector with a 70-foot width Right-of-Way

Traffic Impact:

An SUP does not alter the underlying zoning and therefore will not alter the traffic generated over the life of the well. The trips generated during the drilling process are mitigated with the Road Damage Fee. A transportation route will be required to be established at the time of permitting.

Water & Sewer:

The following information is needed at the time of permit to evaluate the suitability of the water distribution system to serve as the supply source for a gas well drilling site:

1. A site plan of the proposed drill site, including the location of the fire hydrant(s) proposed to supply water to the site.
2. An estimate of total volume of water desired.
3. Approximate dates water supply will be needed at the site.

Based on the information provided, additional infrastructure may be required to be constructed.

Drainage:

The site is located in the Rush Creek drainage basin and the site has no portion within the FEMA floodplain. No significant drainage impacts are expected to result from development of this site as long as all relevant city ordinances are complied with.

Fire:

Fire Station Number 4, located at 1733 West Randol Mill Road, provides protection to this site. The estimated fire response

Case Information



time is 2.46 minutes, which is in keeping with recommended standards.

School District:

This property is located in the jurisdiction of the Arlington Independent School District (AISD). The AISD did not indicate that the proposal will have any impact.

Notices Sent:

Neighborhood
Associations:

Arlington Chamber of Commerce Downtown Development
Arlington Neighborhood Council
East Arlington Review
Southeast Arlington Community Alliance
WeCan (West Citizen Action Network)
ACTION North
Arlington Downs Townhouse Association
Fielder Park Neighborhood Association
Forest Hills HOA
Graham Square Neighborhood Association
Millbrook HOA
Neighbors of Randol Mill Park
Norwood Neighborhood Association
Oak Hill Neighborhood
Randol Mill Park West C.O.P.
Sherwood Knoll Addition
Windemere HOA

Property Owners: 11
Letters of Support: 0
Letter of Opposition: 0

PLANNING AND ZONING COMMISSION SUMMARY:

Public Hearing: April 21, 2010

Zoning Case SUP10-1 (CH Enterprise Drill Site – 2001 and 2009 West Division Street)

Application for approval of a Specific Use Permit for gas drilling on approximately 4.166 acres of land zoned "LI" (Light Industrial); 2001 and 2009 West Division Street generally located north of West Division Street and west of Oakwood Lane

Douglas Cooper, Graduate Planner, presented this case.

Present to speak in support of this case was Cliff Mycoskie, MMA Texas, Inc., 200 East Abram Street.

Present to go on record in support of this case was T. Brown, Tony Rutigliano, and Charles Davis, Chesapeake Energy Corp., 100 Energy Way, Fort Worth; Jacob Sumpter, MMA Texas, Inc., 200 East Abram Street; and Mary Wheeler, 818 Oakwood Lane.

Jeffrey Pokrifcsak made a motion to approve Zoning Case SUP10-1. Seconded by Charla Hawkes Vinyard, the motion carried with the following vote:

AYES: Victor Vandergriff, Jeffrey Pokrifcsak, Andrew Piel, Charla Hawkes
Vinyard, Michael Forbes, and Kevin McGlaun

NAYS: Connie Ruff

ABSTAIN: Edward Gutierrez

APPROVED 6-1-1

Itemized Allowable Uses



Allowable Uses:

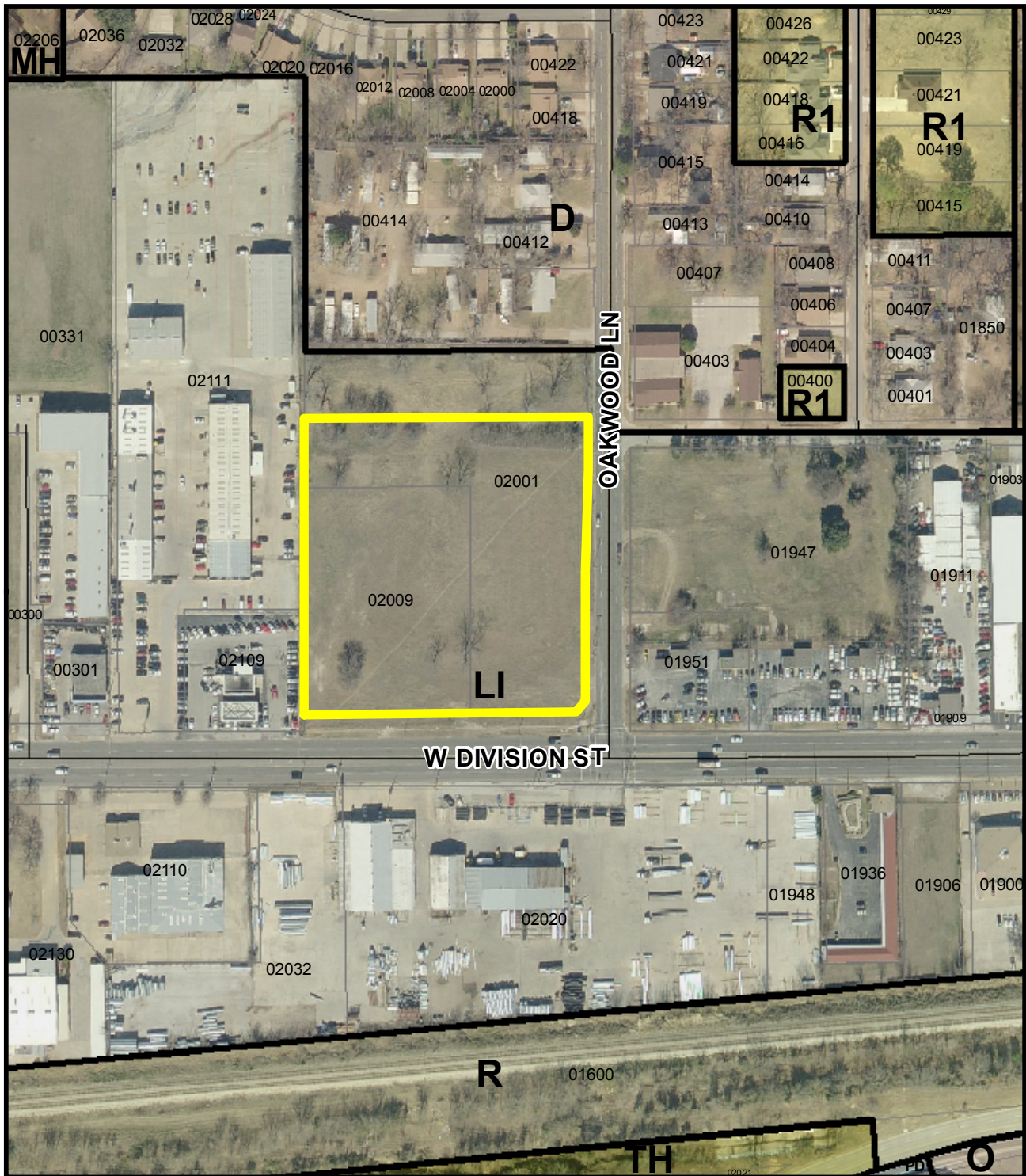
“LI” (Light Industrial)

Permitted - Crop production, bar, night club, banquet hall, wedding chapel, bingo parlor, bowling alley, billiards, indoor theatre, skating rink, gun range (indoor), recreation-inside/outside, public park, playground or golf course, country club with golf course, yacht club or marina, catering service, cleaning laundry, copy center, restaurant, nursery, garden shop or plant sales; building and landscape materials and lumber sales, antique shop, second hand goods, pawn shop, rental store, new retail gun sales, boat accessory sales, rental, and service, specialty paraphernalia, general retail store, tattoo parlor, massage therapy, personal household service, package liquor stores, auto parts accessory and sales, auto service, minor auto repair, major auto repair garage, gasoline sales, car wash, motor vehicle sales and rental, commercial parking, veterinary clinic, commercial kennel, commercial stables, radio or TV studio, bail bond service, swimming pool accessory sales and service, heavy machinery and equipment sales/rental/service, commercial cleaners, custom and craft work, wholesale supply business, cold storage plant, distribution center, food processing, light manufacturing, warehouse, wrecker service, salvage or reclamation of products (indoor), church, college, university or seminar, business school, trade school, government facility, museum or art gallery, philanthropic institution, private club, lodge or fraternal organization, hospital, medical or scientific research lab, mortuary or funeral chapel, cemetery, emergency shelter, women's shelter, electric utility substation, transit passenger terminal, transit passenger shelter, utility lines, towers, or metering stations, utility installation, accessory caretakers quarters, accessory garage-private, and customarily incidental.


Specific Use Permit (SUP) - Full service hotel, motel, residences hotel/motel, gun club or outdoor target range, large scale retail, day care, public or private school, halfway house, airport, heliport or landing field, and electric generating plant and gas drilling.


Special Exception (SE) - Temporary asphalt or concrete batch plant and temporary sand or gravel extraction.

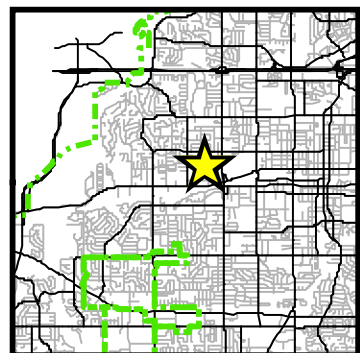
Conditions (C) - Trailer camp or park, teen club, sexually oriented business, open air vending, large scale retail, alcohol sales, recycling collection center, mini-warehouses, outside storage, wireless telecommunications facilities, temporary carnival, circus or amusement ride, temporary construction field office; temporary construction storage yard, accessory outside display and sales; nursery, and accessory outside storage.



**LOCATION MAP
SUP10-1**

 **SPECIFIC USE PERMIT
FOR GAS WELL
4.166 ACRES**





SUP10-1
Specific Use Permit for Gas Drilling
North of West Division Street and west of Oakwood Lane



Comprehensive view of site as seen from West Division Street. View north.



View of West Division Street and Oakwood Lane intersection. View east.



View of existing tree mass and residential zoned property. View north.



View of industrial zoned property as seen from subject site. View south.